

MUNICIPAL/COUNTY DEVELOPMENT CHARGES FOR SINGLE FAMILY RESIDENCE WITH \$100,000 IN CONSTRUCTION COSTS												
	Water	Sewer	Traffic	Storm Drainage	Parks and Recreation	Fee in Lieu of Land		Other Fees	Building Permit	Plan Check	Municipal/ County Use Tax	
						Parks and Rec	Schools				Percentage	Amount
<b>Municipalities:</b>												
Alamosa (1)	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$639.50	\$160.00	2%	\$1,000
Arvada	\$10,745.00	\$1,120 Arvada, \$1,980 Metro Sewer	\$0.00	\$0.00	10 acres per 1,000 residents	equal amount of funds to land required.	4 acres per 1,000 residents	\$0.00	\$2,177.00			\$1,730.00
Aurora (2)	\$10,996.00	\$3,673.00	\$500 per acre or \$50/unit per the assumptions	\$2,516 per acre, or \$251.60 per the assumptions	\$1,012.55/unit	\$733.59/unit	not available (based on \$40K/ac or appraised value	water trans \$110/unit sewer inter. \$50/unit	\$993.75	\$993.75	4.00% (Arapahoe Cnty), 3.75% (Adams Cnty)	\$2,000.00 Arapahoe, \$1,875.50 Adams
Boulder (3)	\$8,556.89	\$1,765.00	\$1,978.04	\$885.43	\$2,242.33	\$0.00	\$0.00	\$2,622.78	\$1,389.50	\$287.15	4.21%	\$2,105.00
Cannon City (4)	\$14,500.00	\$2,730.00	unknown	charged to subdivision	unknown	unknown	unknown	\$304.00	\$794.00	N/A	60% considered cost of materials.	\$2,100.00
Colorado Springs (5)	\$5,500.00	\$1,700.00		\$10,000.00		\$1,781.00	\$1,532.00	Information not provided				
Denver	The City of Denver did not provide information for this survey											
Durango (6)	\$5,260.00	\$1,520.00	\$908			\$300.00	\$945.00	\$0.00	\$990	\$0.00	Use Tax = (1.5%) x (total valuation)	\$1,500.00
Eagle (7)	Based on Square Footage of Lot	\$5,000.00	1,160.00	\$0.00		Based on res. demand...land dedication or fee	Based on res. demand...land dedication or fee		\$1,095.00	65% of bldg permit fee	4%	\$4,000.00
Fort Morgan	\$5,744.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$560.00	0%	3%	\$3,000
Grand Junction (8)	\$1,000.00	\$2,000.00	\$1,589.00	\$0.00	\$225.00	10% of appraised raw land value at subdivision	\$460.00		\$346.00		2.75%	
Greeley (9)	\$9,728.00	\$3,900.00	\$1,512	Ranges from \$69-\$704 depending on drainage basin	\$3,174.00	\$0.00	\$0.00	\$418.00	\$892.50	\$223.13	3.46% of 50% of the total value	\$1,730.00
Kiowa (10)	\$3,200.00	\$4,500.00	\$752.00	\$0.00	\$356.00			\$1,250.00	\$993.75	\$649.00	1.50%	\$1,500.00
La Junta (11)	\$1000.00 to \$4000.00	\$400.00	NA	NA	NA	NA	NA	NA	\$900.00	NA	4%	\$4,000.00

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Lakewood (12)	\$11,800.00	\$3,530.00	None	\$23.76 per home per year	None	\$100.00	\$1,133.00	\$2.30 per sf	\$802.75	\$521.79	\$1,500.00	
Longmont (13)	\$5,410.00	\$3,000.00	\$782.00	\$691.47	\$4,825.00	\$0.00	\$0.00	\$1,673.18	\$1,155.43	\$577.72	3.93%	\$1,984.37
Loveland (14)	\$2,932.33	\$4,490.00	\$2,984	Based on lot size - ranges from \$0.0569 to \$0.0689	\$4,650.00		\$1,382.00	\$9,498.93		not known	3.80%	\$1,900.00
Montrose (15)	\$2,100.00	\$4,920.00	\$0.00	\$0.00	\$0.00	\$525.00	\$488.00		\$993.75	\$496.88	3.50%	\$1,750.00
Pueblo (16)	\$102.00	not known	\$0.00	\$0.00	\$0.00	(by acre) 6% of cash in lieu value	\$0.00	\$0.00	\$655.00	\$66.00	3.50%	\$3,500.00
Trinidad (17)	\$1,700.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$994	\$646.00	4% of 1/2 project cost	\$2,000.00
Westminster (18)	\$15,122.00	\$3,430.00	\$0.00	\$0.00	\$0.00	\$1,654.00	\$876.00	\$400	\$1,224.09	\$795.66	1.93%	\$1,925.00
Woodland Park (19)	\$9,331.00	\$4,675.00	\$767	\$611.46	\$271.00	\$1,077.00	\$0.00	\$572.00	NA	NA		
Counties:												
Adams (20)	\$10,823.00	\$3,860.00	\$1,599.07	NA	NA	Varies	Varies	NA	\$1,027.00	\$668.00	NA	NA
Arapahoe (21)	\$24,436.00		\$999	\$0.00	Varies	\$710.00	\$806.00	\$0	\$993.75	\$645.94	1/4 of 1% times 50% of overall valuation	\$125.00
Boulder (22)	\$6,000.00	\$0.00	\$50.00	NA	\$175.00	\$0.00	\$0.00	\$50.00	\$1,110.09	\$722.00		\$0.00
Douglas (23)	\$16,000.00	\$8,000.00	Varies		Varies	Varies	Varies		\$2,350.00	\$206.00	3.70%	\$1,500.00
Eagle (24)	\$15,480.00	\$8,160.00	\$1,600	\$0.00	\$0.00	\$0.00	.0151 acre x appraised acreage value	Varies	\$1,100.00	\$715	NA	NA
Elbert (25)	not known	not known	\$2521.00; \$1098.00; or \$653.00	\$1,481.00	\$198.00	\$500.00	Varies	\$381.00	\$993.75	\$645.94	NA	NA
El Paso (26)	\$9,860 - \$10,637	\$3,800.00	NA	NA	NA	Varies	Varies	\$100.00	not known	\$137.50	not known	not known
Jefferson (27)	\$20,000.00	\$20,000.00	\$2482-\$3377	NA	Formula by Population	Formula by Population	Formula by Population		\$100.00	included	NA	NA
La Plata	La Plata County	did not provide	the this information						Based on Square footage			
Larimer (28)	\$22,300 - \$24,400	\$4,500-\$5,500	\$2,460	\$480.00	\$669 Community \$701 Regional	\$763.01	\$1200 PR-1 & \$1382 RJ2	\$121.00	\$767.40	\$383.70	\$400	
Las Animas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$993.75	\$0.00		\$0.00

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Mesa (29)	\$5,500.00	\$2,000.00	per planning	per planning	per planning	per planning	per planning	per planning	\$436.00	\$0.00	4-7 3/4 % if materials are purchased out of county	
Montrose (30)	\$4,800 - \$5,500	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$473.00	\$0.00	approx. \$1,000.00	approx. \$700.00	NA	NA
Morgan	Morgan county	did not provide	this information									
Pueblo	Pueblo County	did not provide	this information									
Weld (31)	\$18,400.00	\$0.00	\$1,987.00	\$144.00	\$0.00	\$0.00	\$0.00	\$575.00	\$1,004.24	\$605.96	NA	NA

- (1) city of Alamosa

water based upon a 3/4" water tap.  
Sewer based upon a 4" sewer tap. 2% use tax based upon 1/2 of the valuation.
- (2) City of Aurora

water and sewer are for multi-family classification.  
Fee in lieu for schools is calculated by the school districts.  
Municipal use tax is based on 50% of home valuation.  
some assumptions. Residential units in the \$100,000 range would in all practical purposes need to be attached homes, typically condominiums (we also categorize these as multi-family housing). Other assumptions are: density: 10 units/ac, size of a development: 50 ac. (since traffic, storm drainage, water transmission, and sewer interceptor fees are based on acres). Assumptions used to calculate parks fees are \$71,000 per acre land valuation, and 2.5 person per multi-family house.
- (3) City of Boulder -

water assuming 3/4-inch meter, 2 bathrooms, detached RES.  
Sewer is assuming 2 bathrooms, detached residential unit  
Traffic is assuming 1,000 sf detached home  
Storm drainage is assuming 973 sf of impervious area  
Additional fees are additional excise (impact) taxes & energy code fee  
Building permit fees include building, electrical, mechanical, & plumbing fees  
Municipal use tax is charged on 50% of valuation
- (4) Cannon City

Water fee is tap and meter by Fremont County Water District  
Sewer is Fremont County Sanitation District  
Other fees is fire department impact fee.  
Building Permit fees are Bldg and Mech by city. Elec/Plumb by State.  
Municipal/county use tax split is City 2%, County 1.5%
- (5) City of Colorado Springs

Storm Drainage fee collected at time of subdivision plat per acre.
- (6) City of Durango

Building Permit fees \$640 for the first \$50,000, plus \$7 for each addtn
- (7) Town of Eagle

Traffic fees payed at time of zoning or subdivision
- (8) City of Grand Junction

No storm drainage fee at this time--on-site detention required.



